

**IREDELL COUNTY BOARD OF COMMISSIONERS
SPECIAL MEETING MINUTES
JUNE 30, 2003**

The Iredell County Board of Commissioners met for a called meeting on Monday, June 30, 2003, at 7:00 p.m., in the Iredell County Government Center (Commissioners' Meeting Room), at 200 South Center Street, Statesville, NC.

Present were:

Chairman Steve D. Johnson
Vice Chairman Godfrey Williams
Marvin Norman
Sara Haire Tice

Absent: Doug Madison

Staff present: County Attorney Bill Pope, Finance Director Susan Blumenstein, Library Director Steve Messick, Purchasing Agent Evie Caldwell, Support Services Director Jim Vernon, and Clerk to the Board Jean Moore.

Absent: County Manager Joel Mashburn.

CALL TO ORDER by Chairman Johnson.

INVOCATION by Chairman Johnson.

REQUEST FOR APPROVAL OF THE BIDS FOR THE NEW LIBRARY: Support Services Director Vernon said multi-prime and single-prime construction bids for the new library were recently received and opened. He said G.S. 143-129 dictated that the bids had to be awarded to the lowest, responsive bidder. Vernon said the low bidder in the single-prime method was B.H. Bryan Construction in the amount of \$3,905,708. He said the low bidder in the multi-prime method was also B.H. Bryan with a total bid of \$3,823,547 (general contractor = \$2,721,329; electrical = \$334,200; mechanical = \$638,118; and plumbing = \$129,900). Mr. Vernon said both methods included Alternate 1 (the "hulling in" of the entire square footage of the basement) and Alternate 2 (a higher grade of carpet). He continued by saying the monetary difference between the two construction methods was \$82,161.00, and that \$5,035,000 (initial estimated cost was \$4.8 million plus \$235,000 for the "hulling in") had been budgeted.

Vernon said that due to the bids being lower than anticipated, the staff had been discussing an upfit on Alternate #1. He said the statutes would allow this by a change order. Mr. Vernon said that once the board approved the construction method, or the bids, the staff could then negotiate on the costs associated for the upfit (preparing the lower level for the children's services area). Vernon said that if the negotiated costs were not considered fair, new bids could be requested.

Commissioner Williams asked if it would be permissible to add other alternates if they were needed.

Vernon said he felt that when a contract was signed a change order could be issued. He said the statutes might address a certain percentage amount for change orders that could be undertaken in a project, but he didn't know for sure. Vernon said there was a "given" that a \$5 million project wouldn't be undertaken with change orders amounting to \$4 million. He said the intent was not to circumvent the bidding laws.

Purchasing Agent Caldwell said the statutes did not address any contract percentages or dollar amounts that could be used in a change order. She said the work would not be considered an "alternate" -- it would be considered a change order. Caldwell said, "The items listed in the bids as alternates must stand as they are." She said a change order for the lower level would not be changing the scope of the project because the staff would still be staying in the footprint of the building.

Commissioner Williams asked if the relocation of the children's area would require extensive layout changes.

Library Director Steve Messick said the architect had completed the lower level specifications and plans. He said the main level would not be altered that much, and it was basically an open area.

MOTION by Commissioner Williams to proceed with the multi-prime construction bid method for a total cost of \$3,823,547 using the low bidders of B.H Bryan Construction (general contractor @ \$2,721,329) Duncan Electrical, Inc., (electrical contractor @ \$334,200) William C. Reynolds (mechanical contractor @ \$638,118) and Cahaj's Mountain Plumbing (plumbing contractor @ \$129,900) with an understanding that Alternates 1 and 2 should be included in the work and to authorize permission for the staff to pursue and negotiate further upgrades.

VOTING: Ayes – 4; Nays – 0.

The bids in their entirety are as follows.

MULTI-PRIME (SEPARATE) – GENERAL

Contractor	Addenda					Base Bid	Alternate 1	Alternate 2	Unit Prices				Total All Alternates
	1	2	3	4	5				Unsuit. soil (CY)	Elevator Jack Hole (LF)	Rock General	Rock Trenches	
BH Bryan Statesville, NC	X	X	X	X	X	\$2,544,181	\$149,838	\$27,310	\$20.00	\$55.00	\$60.00	\$80.00	\$2,721,329
Choate Const. Company, Inc													
Eastern Summit Const. Co., Inc.													
Edison Foard, Inc. Charlotte, NC	X	X	X	X	X	2,788,000	179,600	20,900	11.00	250.00	75.00	100.00	2,988,500
Farley Associates, Inc													
G.L.Wilson Building Statesville, NC	X	X	X	X	X	2,945,000	230,000	30,000	8.00	10.00	25.00	50.00	3,205,000
Hendrix & Corriher Mocksville, NC	X	X	X	X	X	3,552,600	232,614						3,785,214
Lyon Construction Winston-Salem, NC	X	X	X	X	X	2,775,000	230,000	20,000	14.00	175.00	100.00	125.00	3,025,000
Moss-Marlow Bldg. Hickory, NC	X	X	X	X	X	2,810,000	260,000	21,400	9.00	1.60	28.00	55.00	3,091,400
Sossamon Construction Co.													
Stredvey Construction Raleigh, NC	X	X	X	X	X	3,077,000	152,000	29,900	9.65	210.00	45.00	75.00	3,258,900
Triangle Contractors, Inc.													
Wagoner Construction Salisbury, NC	X	X	X	X	X	2,710,000	153,000	21,300	12.00	250.00	53.00	90.00	2,884,300

MULTI-PRIME (SEPARATE) ELECTRICAL

Contractor	ADDENDA					Base Bid	Alternate No. 1	Total (All Alternates)
	1	2	3	4	5			
Beco Elkin, NC	X	X	X	X	X	\$387,500	\$6,600	\$394,100
Duncan N.Wilkesboro, NC	X	X	X	X	X	327,500	6,700	334,200
Fowler Southern Pines, NC	X	X	X	X	X	399,000	7,300	406,300
Keller N.Wilkesboro, NC	X	X	X	X	X	332,425	6,000	338,425
Lake	X	X	X	X	X	346,000	6,474	352,474

Progress Mooresville, NC	X	X	X	X	X	334,000	8,200	342,200
Salem Electric Winston-Salem, NC	X	X	X	X	X	357,400	3,700	361,100

MULTI-PRIME (SEPARATE) MECHANICAL

Contractor	ADDENDA					Base Bid	Mechanical Controls	Alternate No. 1	Total (All Aternates)
	1	2	3	4	5				
S&S Mechanical Statesville, NC	X	X	X			\$590,387		\$266,420	\$856,807
Climate Systems Charlotte, NC	X	X	X			595,000	\$73,870	49,300	718,170
P.C. Godfrey Charlotte, NC	X	X	X			696,000		51,635	747,635
Ingold Hickory, NC	X	X	X	X	X	664,945	96,005	45,675	806,625
Lawa-Bahnsen	X	X	X	X	X	582,300	84,700	39,000	706,000
LT Mechanical Charlotte, NC	X	X	X	X	X	655,000	72,000	36,500	763,500
William C. Reynolds Hickory, NC	X	X	X			595,797		42,321	638,118
Triangle Contractors Morganton, NC	X	X	X	X	X	576,000	77,000	26,400	679,400
Tri-Meck Mechanical Charlotte, NC	X	X	X	X	X	524,000	90,000	42,500	656,500

MULTI-PRIME (SEPARATE) – PLUMBING

Contractor	ADDENDA					Base Bid	Alternate No. 1	Total (All Aternates)
	1	2	3	4	5			
T.M. Caldwell Hickory, NC	X	X	X			\$149,771	\$7,100	\$156,871
Ingold Hickory, NC	X	X	X	X	X	165,100	400	165,500
LT Mechanical Charlotte, NC	X	X	X	X	X	132,815	800	133,615
Nichols Mechanical Statesville, NC	X	X	X	X	X	127,321	16,721	144,042
Tri-Meck Mechanical Charlotte, NC	X	X	X			150,000	4,000	154,000
Troutman Plumbing Hickory, NC	X	X	X			153,500	7,500	161,000
Cajah’s Mountain Plumbing, Lenoir, NC	X	X	X			128,400	1,500	129,900
S&S Mechanical	X	X	X			134,501	3,683	138,184

SINGLE-PRIME BID TABULATION

Contractor	Addenda					Base Bid	Mechanical Controls	Alt. # 1	Alt. # 2	Unit Prices				Total All Alternates
	1	2	3	4	5					Unsuit. soil (CY)	Elevator Jack Hole (LF)	Unit Prices Rock General (CY)	Rock Trenches (CY)	
BH Bryan Statesville, NC Subcontractors: Plumbing: Tri-Meck Mechanical: Tri-Meck Electrical: Keller	X	X	X	X	X	\$3,581,472	\$90,000	\$213,334	\$20,902	\$20.00	\$55.00	\$60.00	\$80.00	\$3,905,708
Choate Const. Company, Inc														
Eastern Summit Const. Co., Inc.														
Edison Foard, Inc. Charlotte, NC Subcontractors: Plumbing: Nichols Mechanical: Climate Electrical: Duncan	X	X	X	X	X	3,844,900	73,870	254,900	20,900	11.00	250.00	75.00	150.00	4,194,570
Farley Associates, Inc														
G.L.Wilson Building Statesville, NC Subcontractors: Plumbing: Nichols Mechanical:S&S/Tri-Meck Electrical: G.L. Wilson	X	X	X	X	X	4,006,000		340,000	30,000	8.00	10.00	25.00	50.00	4,376,000
Hendrix & Corriher Mocksville, NC Plumbin: P.C. Godfrey Mechaniccal: Nichols Electrical: Duncan	X	X	X	X	X	4,843,849		657,842	25,000	20.00	200.00	150.00	250.00	5,526,691
Lyon Construction Winston-Salem, NC Subcontractors: Plumbing: Ingold Mechanical: Ingold Electrical: Progress	X	X	X	X	X	3,847,000		299,000	20,000	14.00	175.00	100.00	125.00	4,166,000
Moss-Marlow Bldg. Hickory, NC	X	X	X	X	X									
Sossamon Construction Co.														
Stredvey Construction Raleigh, NC														
Triangle Contractors, Inc.														
Wagoner Construction Salisbury, NC Subcontractors: Plumbing:Nichols/LT LLC Mechanical: Tri-Meck Electrical: Progress	X	X	X	X	X	3,879,000		207,000	213,000	12.00	250.00	53.00	90.00	4,299,000

REQUEST FOR APPROVAL TO SEND A LETTER TO NORTH CAROLINA GENERAL ASSEMBLY REPRESENTATIVE JULIA HOWARD IN REFERENCE TO FUNDING FOR THE CHILDREN’S MUSEUM: Chairman Johnson said the local Children’s Museum had been receiving \$56,000 in state funds over the past few years. He said now, however, it appeared the General Assembly might reduce the funding to \$6,000. Johnson said representatives of the museum had requested that a letter be sent to Representative Howard requesting the continuance of the \$56,000.

MOTION by Commissioner Norman to allow the staff to send a letter to Representative Julia Howard to request that full funding be continued for the Children’s Museum.

VOTING: Ayes – 4; Nays – 0.

ADJOURNMENT: **MOTION** by Chairman Johnson to adjourn the meeting at 12:30 p.m.

VOTING: Ayes – 4; Nays – 0.
Approved: _____

Clerk to the Board